

THE ATASCOCITA FOREST COMMUNITY GAZETTE

VOL 1 ISSUE 3 | APRIL 2017



THE OFFICIAL MONTHLY NEWSLETTER OF THE ATASCOCITA FOREST COMMUNITY ASSOCIATION

For the most up-to-date neighborhood information, announcements, and resident resources, visit us online at www.AtascocitaForest.org

FREE POOL PASSES FOR SUMMER 2017

The AFCA Board is pleased to announce a change to the pool tag issuance system for the 2017 Summer Pool season. This year, residents will be able to obtain a maximum of 6 pool bands free of charge if retrieved at one of the two Pool Tag days which will be held in May. Additionally, residents will be able to purchase 4 more bands at \$5 each (each household may have a maximum total of 10 pool bands). The neighborhood pool and splash pad is a valuable amenity to our residents, and we believe that everyone should have the opportunity to use and enjoy it.

2017 Pool Tag Days – Come pick up your free pool bands at the Rec Center (17415 Woodland Hills Dr.)

Saturday, May 6: 9 AM – 1 PM

Saturday, May 20: 10 AM – 2 PM: **2017 Splash into Summer Pool Party!**

Notes:

- Pool bands are not required for children 2 years old or younger
- Residents must obtain 2017 pool tags; you may not use 2016 tags for the 2017 season
- Additional bands over the 6 provided are \$5 each. Any replacement bands (including replacements for free bands) will be \$5 each and will be available at the CAM office.
- Free pool tags are only available on the two dates / times listed above. If you go to the CAM office to get tags on another day, then bands will be \$5 each.
- Residents who can show proof (signed lease, closing documents, etc.) that they moved into the neighborhood after the two dates in May will be able to obtain 6 bands free of charge at the CAM office any time during the season (after May 20).

For more information about the pool and pool bands, please visit the Pool & Splash Pad page on our website:

www.atascocitaforest.org > Community Amenities | <https://goo.gl/af8cDe>

We would also like to take the opportunity to let residents know that we have carefully and thoroughly looked at the responses regarding the pool that you provided on the 2016 Resident Satisfaction survey. We would like to thank all of the participants for their ideas, suggestions, and candor. We are aware that many residents were dissatisfied with some aspects of the pool's operation in the 2016 season and we want to assure you that we are working hard to ensure that those problems will not recur this year and detract from your enjoyment of the pool.

We have contracted with a new pool management company and have held extensive meetings and conversations with their upper management regarding our expectations for the 2017 season, especially in regard to pool maintenance and the lifeguards' performance and professionalism. Our residents and their families deserve to have a clean and safe neighborhood pool to enjoy during the summer, and the board is determined to do everything in our power to ensure that that happens.

We are also working with the new management company to look at the pool schedule to try and determine what changes might be put in place that will balance pool availability with budgetary and scheduling constraints. We are aware that many residents would like for the pool to be open later, but longer open hours mean a higher cost. The pool schedule will be finalized and announced closer to the pool opening in May.

Finally, we are actively exploring options to renovate the pool area to provide residents with an even better amenity. This is a high priority project for the board, as we are aware that the pool needs updating and are working to formulate a plan that will produce a high quality and enjoyable amenity for many years to come while ensuring that residents' HOA dues funds are spent wisely and effectively.

We are also happy to announce that the 2017 Splash into Summer Pool Party will be held on Saturday, May 20 from 2 PM to 6 PM! Learn more and reserve FREE tickets on our website:
www.atascocitaforest.org > Community Meetings & Events | <https://goo.gl/23yly6>

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY911
Harris County Animal Control 281-999-3191
Poison Control 800-222-1222

NON-EMERGENCY NUMBERS

Pct 4 Constable Non-Emergency Dispatch..... 281-376-3472
Atascocita Volunteer Fire Dept. 281-852-2181
Harris County Precinct 4 281-376-3472
Texas No Call List Registration 866-TXN-OCAL
Emergency Roadside Assistance..... 800-525-5555

SCHOOLS

Humble ISD 281-540-1775
Whispering Pines Elementary..... 281-641-2500
Humble Middle School..... 281-641-2500
Humble High School 281-641-6300

UTILITY NUMBERS

Report Power Outage - Centerpoint..... 713-207-7777
Report Street Light Outage - Centerpoint 713-207-2222
Report Gas Leak - Centerpoint 713-659-2111
Centerpoint (Gas) 713-659-2111
Call Before You Dig 811
Water - SiEnvironmental..... 832-490-1600
Emergency Number..... 832-490-1601
Electricity - Multiple Providers..... www.powertochoose.org
Trash - RR&R of Texas..... 866-516-9805
MUD District www.TrailoftheLakesMUD.com

PUBLIC SERVICES

Humble Post Office..... 281-540-1775
DPS Office..... 281-446-3391
Harris County Clerk (Will Clayton Pkwy.) 281-540-1173

NEIGHBORHOOD MANAGEMENT

Community Asset Management
www.CommunityAssetManagement.com
Pam Valentine..... pvalentine@cam-texas.com

ATASCOCITA FOREST COMMUNITY ASSOC.

Email the Board board@atascocitaforest.org
Website Questions/Problems..... website@atascocitaforest.org
Newsletter questions..... newsletter@atascocitaforest.org

HOA BOARD MEMBERS

Bill Wisenbaker - President billw@atascocitaforest.org
Norman Laskie - Vice President..... norman@atascocitaforest.org
Troy King - Treasurer..... troy@atascocitaforest.org
Lauren Shwartz - Secretary lauren@atascocitaforest.org

NEWSLETTER INFO

PUBLISHER

Peel, Inc. 888-687-6444
Advertising..... advertising@PEELinc.com

MUD Board & Bond Elections in May

The Trail of the Lakes MUD Board will be holding an election for three board positions and two bond elections on Saturday, May 6 from 7:00 AM – 7:00 PM. Early voting will be available starting April 24th through May 2nd (times not yet announced – please check the www.TrailoftheLakesMUD.com for updates). The election will be held at 17942 Silver Bend Dr.

Due to space limitations in the printed newsletter, this article will contain an abridged summary of the information, but the full article can be viewed on our website at: www.atascocitaforest.org > Community Newsletter > Full-Length Articles

BOARD ELECTIONS

Three board members are running for re-election, including Virginia Elkins (President), Jo Smith (Secretary), and Chris Bush (Assistant Secretary/Treasurer/Tax Compliance Officer). Two individuals are running for the election: Troy King (currently Treasurer of the Atascocita Forest Homeowner's Association), and Crystal Counts-Kirby.

Please note that it is important for residents to be informed and to vote in these elections, as the members of the MUD board make decisions which directly affect all of us in many ways.

BOND ELECTIONS

In addition to board position elections, two bonds will be on the ballot:

Proposition 1 is a General Obligation Bond for \$14,500,000. The draft language for the bond on the ballot is as follows (as found on the Trail of the Lakes Website on 3/6/2017: Town Hall Meeting Presentation 1-24-2017): "The issuance of \$14,500,000 bonds and levy of taxes adequate to provide for payment of the bonds for the construction, repair and replacement of water, sanitary sewer and drainage facilities and the refunding of up to \$14,500,000 of any outstanding bonds." Note that this is draft language and is subject to be revised prior to election day.

According to the presentation available on the MUD website, this bond "Allows the District to utilize bonds to fund water and wastewater capital projects" and "More streamlined rehabilitation and replacement of water and wastewater facilities." Essentially, these bond funds will be used to repair and improve the water and wastewater infrastructure within the district. The presentation further clarifies that if the bond is not approved then "Other revenue sources for capital projects" include "revenue bonds" and "increased water and sewer rates."

The MUD has provided a list of proposed capital projects and costs that would be covered by this bond, which can be viewed in the full length article on our website:

www.atascocitaforest.org > Community Newsletter > Full-Length Articles

Proposition 2 is the Park Bond for \$7,000,000, with which many

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of you may be familiar. The MUD is seeking to develop the empty space in front of the water treatment facility at the end of Woodland Hills Dr. into a multi-function park complex and potentially add walking trails and fitness parks within the district. The draft language for the bond on the ballot is as follows (as found on the Trail of the Lakes Website on 3/6/2017: Town Hall Meeting Presentation 1-24-2017): "The issuance of \$7,000,000 bonds and levy of taxes adequate to provide for payment of the bonds for parks and recreational facilities and the refunding of up to \$7,000,000 of any outstanding bonds." Note that this is draft language and is subject to be revised prior to election day.

The MUD has provided a list of proposed costs associated with this project, which can be viewed in the full length article on our website: www.atascocitaforest.org > Community Newsletter > Full-Length Articles

The MUD has conducted several Town Hall meetings regarding this project and has put forth a proposed conceptual master plan for the improvements; residents have had the opportunity to ask questions and express opinions or concerns about this project. Note that the presentation goes on to state: "Texas Water Code, subsection 49.4645(b) states, in part: "The park plan is not part of the proposition to be voted on, does not create a contract with the

voters, and may be amended at any time after the election held to authorize the issuance of bonds for the development and maintenance of recreational facilities provided under the plan."

Essentially, this means that if the bond is approved, the MUD is not legally obligated to follow the proposed conceptual master plan. In this bond election, you are not voting for or against the proposed park plan – you are voting to allow or not allow the MUD to issue a bond to fund the development of recreational improvements, which may or may not look like the project presented in the conceptual master plan. At this time, the long-term effects (if any) on water rates or MUD tax rates if this bond is approved are unknown.

The Town Hall Meeting Presentation document on the Trail of the Lakes MUD website includes photographs and conceptual art of the ideas presented for the park and concludes by explaining the effects of park bond authorization: "Allows the District to utilize bonds to fund parks/trails/recreational facilities projects" and "More streamlined progress of the construction of parks/trails/recreational facilities." The summary at the end of the presentation explains that the "Age of the District requires future rehabilitation and replacement of water and wastewater facilities/components," "allows for positive effect on water/sewer rates," "funds for the creation of District parks, trails and

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Selling Your Home In Atascocita Forest?

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11 Month Atascocita Forest Home Sales Report

Sales Range	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
\$250K to \$300K	3	0	0	0	1	1	1	0	0	0	0
\$200K to \$249K	1	1	1	1	3	1	1	3	1	3	2
\$150K to \$199K	1	6	2	3	6	4	7	6	2	4	2
\$100K to \$149K	1	5	0	4	3	4	9	0	6	3	3
Less Than \$100K	1	0	1	0	0	1	0	1	0	0	0
Total	7	12	4	8	13	11	18	10	9	10	7
Highest \$/sq ft	\$85.78	\$91.11	\$88.50	\$97.76	\$103.10	\$90.66	\$104.93	\$91.14	\$104.93	\$95.43	\$90.38
Average \$/sq ft	\$73.52	\$78.70	\$75.88	\$78.38	\$78.36	\$73.38	\$80.23	\$73.70	\$88.69	\$76.16	\$79.14

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recreational facilities,” and “transfers more of the costs to commercial properties due to the higher values of commercial properties.”

The entire presentation from which the information in this article was obtained is available on the Trail of the Lakes MUD website at this location: <https://goo.gl/CpHUQB>

Additionally, the presentation PDF as it exists on the day this article was written (March 6, 2017) is available on the Atascocita Forest Community Association website:

www.atascocitaforest.org > Community Newsletter > Full-Length Articles

Please note that this article contains factual details provided by Trail of the Lakes MUD, as well as interpretation and opinion by the author in an effort to clarify information for residents. It is intended to inform residents about the upcoming election and is in no way intended to influence voters' decisions.

March Yard of the Month

The AFCA Board is pleased to recognize the Williamsons at 3642 Liles Ln. as the March winners of Yard of the Month! Congratulations and thank you for helping to keep our neighborhood looking beautiful! Yard of the Month runs from March – September. Residents may view a photo gallery with each month's winner on our website:

www.atascocitaforest.org > 2017 Yard of the Month.

Photo on Page 5 taken by Lauren Shwartz (AFHOA Board Member) on behalf of the AF HOA/Newsletter.



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Yard of the Month: March 2017 Winner
3642 Liles Lane - The Williamsons



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AtascocitaForest.org (official website)



FB Group: Atascocita Forest Neighbors

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Nextdoor.com: Atascocita Forest

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Getting to Know the MUD: Understanding Your Water Bill

Part two in our series, Getting to know the MUD, attempts to clarify the charges on residents' monthly water bill. Due to space limitations in the printed newsletter, this article will contain a short summary of the information, but the full article can be viewed on our website at: www.atascocitaforest.org > Community Newsletter > Full-Length Articles | <https://goo.gl/9jXFNT>

USAGE

Your water bill displays information about your current and past water usage. The Readings and Consumption section contains specific information about your water meter and your water usage reading for the month being billed.

This section also contains your current usage meter reading and the prior usage meter reading. The prior reading is subtracted from the current reading, providing your usage for that period.

View the full text of this section on the Atascocita Forest website: www.atascocitaforest.org > Community Newsletter > Full-Length Articles | <https://goo.gl/9jXFNT>

CHARGES AND FEES

- **Water:** This is the amount charged by Trail of the Lakes MUD for the water you used during the month being billed. Most residents will see a charge of \$16.00, as this is the minimum charge for usage up to 8,000 gallons per month. View a detailed breakdown of MUD water pricing, please view the full article on our website.
- **Sewer:** This is a flat rate of \$33.05 per month, which includes sewer service and wastewater treatment, as well as trash collection service.
- **Authority Fee:** This is a water usage fee that is charged by the West Harris County Regional Water Authority (WHCRWA). This governmental entity charges the MUD for water that is used in a given month, and the MUD passes that charge along to residents based on their usage. The rate that residents pay is \$2.70 per 1000 gallons used. For more in-depth information about the Authority fee, please view the full article on our website.
- **Security Fee:** This is a flat recurring fee charged by the MUD to help cover the costs of the contract with Harris County Constable, Pct. 4, who provide police patrol and response services throughout the entire MUD district.
- **Optional GBCC Contribution:** This \$1 optional donation goes to the Greens Bayou Corridor Coalition (GBCC), which develops and funds improvement projects along Greens Bayou.

View the full text of this section on the Atascocita Forest website: www.atascocitaforest.org > Community Newsletter > Full-Length Articles | <https://goo.gl/9jXFNT>

Whispering Pines Elementary PTA Events & Updates

April 7th

**Spirit Night at Chuck E Cheese (Humble):
3:00-9:00PM**

April 12th

Kindergarten Graduation Photos

April 20th

**Spirit Night at Curry Sultan Restuarant:
5:00PM - Close**

April 25th

**Spirit Night at Los Vega Restuarant:
5:00-8:00PM**



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